

MAIN STRUCTURES		
EXISTING	PROPOSED CHANGE	COMMENT
<i>Setbacks</i>		
Front		
“Qualifying” porch encroachment into front setback – 4’	Increase to 6’	Utilitarian features like porches are encouraged
Qualifying porch depth – 6’	Increase min. porch depth to 8’	
Max. front setback – none now	Max. setback of 5’ greater than min., to preserve existing neighborhood character at the street	<u>Note</u> : This will be 35’ in SF-A and 30’ in SF-B
Side		
6’ min. non-driveway side; 10-15’ min. driveway side (based on lot width)	Same 10’ min. (regardless of lot width)	Simplify where no significant benefit to distinguish by lot size; avoid disparity/hardship when lot sizes almost identical
Projection of architectural features into setback – 2’ allowed	Increase to 4’ allowed (but no closer than 4’ from any property line)	Architectural features encouraged; allows for deeper roof overhangs = energy savings from add’l shade
Attached garage – corner intersection access – currently 10’	Reduce to 6’	Simplify to match minimum main structure setback
Rear		
General setback	Decrease from 35’ to 30’, generally <u>Exception</u> : 1 st floor may be up to 20’ of rear setback	W/ height-looming, FAR and lot coverage limitations, 30’ is adequate; the 1 st floor 20’ exception allows for more design flexibility, but also protects the privacy of the nearest neighbor
Attached garage – 30-35’	Decrease to 20’	When attached, treat as part of main structure
<i>Articulation</i>		
3’x 3’ “cutout” required every 30-40’	Require every 30’ Allow “cutout” of 2’x 10’ to satisfy Combinations of other architectural, utilitarian features – bay windows, stoops, porches, chimneys, structural window awnings or canopies, roof dormers	Interrupt the monotony of a long expanse of blank wall; encourage architectural, utilitarian features
<i>Height looming</i>		
Ratio of 1:2	Retain as basic requirement Give bonus on FAR and height for more restrictive height-looming ratio of 1:1.5	This is a main technique to keep appropriate separation between houses, to allow sun and light for all
<i>Max. Height</i>		
SF-B (Cottage District) <u>Existing bonus</u> : 2’ bonus (1 st 15’) for using min. 3’ pier and beam foundation	Retain 24’ (1 st 15’) and 28’ (beyond 15’) Give 2’ bonus for restricting height looming to 1:1.5 Give 2’ bonus (1 st 15’) for providing	Approp. to use stricter height-looming as bonus, b/c that distances the home from your neighbor; also lowering max height for lots > 50’ in width Benefit for encouraged conduct that

	<i>substantial</i> front porch (“substantial” per code definition)	reduces height scale
SF-A	<p>Lots 50’ or less – same as SF-B</p> <p>Lots b/t 50’ and 75’ -- 26’/32’</p> <p>Lots > 75’ – 28’/33’</p> <p>Give 2’ bonus for restricting height looming to 1:1.5</p> <p>Give 2’ bonus (1st 15’) for providing <i>substantial</i> front porch (“substantial” per code definition)</p>	Simplify by reducing # of categories from 4 to 3.
Flat roofs	Measure to top of parapet or handrail (e.g., open deck); max. height of 3’ less than max. for sloped roofs	In part, don’t want “loophole” for a deck that allows you to watch your neighbor

ACCESSORY STRUCTURES		
EXISTING	PROPOSED CHANGE	COMMENT
<i>Setbacks</i>		
Interior side	For larger lots, reduce to 3’ (same as smaller lots)	Simplify
Street/alley side facing	Reduce to 3’ from 10’	Add’n of height looming allows reduction of setback; more green areas possible
Rear	To 3’ from 5’	Height looming should be sufficient
Distance between accessory structure and main structures	To 4’ from 10’	Provide greater flexibility
<i>Height looming</i>		
None	Ratio of 1:2, for side and rear property lines	Match that for main structure
	10’ of plate height (typical 1-story) exempt from height looming; above 10’ must comply	Allows for typical 1-story structures without height-looming restrictions
<i>Max. Plate Height</i>		
14’	Remove requirement	Too restrictive, and w/ height looming, unnecessary
<i>Max. Height</i>		
20’	Retain	
OVERALL PROVISIONS		
<i>Pool equipment setback</i>		
None	Make 3’ for side and rear	Same as AC equipment; keep the noise a bit away from neighbor
<i>Height Measurement</i>		
Average grade	Measure from actual, natural grade (instead of average)	More accurate, and easier to administer

<i>Floor-to-Area Ratio (FAR)</i>		
.53	Reduce to .45, but w/ <u>bonuses</u> given for: <ul style="list-style-type: none"> • preservation of 50% of structure (.06 FAR bonus) • 1:1.5 height-looming ratio (.02 FAR bonus) 	%-wise, a big reduction; but, by doing things considered “desirable,” can get back to the now-existing .53
<i>Lot Coverage Ratio (LCR)</i>		
.35	Retain, but offer <u>bonus</u> : <ul style="list-style-type: none"> • + .05% for having a pervious driveway 	Less impervious cover in exchange for more lot coverage; also, would potentially support more 1-story structures
<i>Parking</i>		
Min. of 2 covered spaces	Retain	
<i>Visibility Triangles At Intersections</i>		
35’ vision clearance area required at each intersection	Reduce to 20’ vision clearance area	20’ maintains sufficient visibility at intersections, while increasing yard space and landscaping